

AGENDA
PLANNING AND ZONING COMMISSION
Tuesday, November 13, 2018
5:00 PM

ROLL CALL

SPECIAL RECOGNITIONS

APPROVAL OF MINUTES

1. **October 15, 2018**
[October 15, 2018](#)

COMPREHENSIVE PLAN UPDATE

RULES FOR CONDUCTING PUBLIC HEARINGS

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes.

Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form indicating which item they wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.

Applicant will be allowed a total period of five minutes for rebuttal.

Items placed on the Consent Agenda by the Planning Commission Staff will not have time allocated for speaking, unless there is a member of the public present at the meeting who wishes to speak on the item.

CONSENT AGENDA

Items with no outstanding issues that do not require Plan Amendments or Text Amendments. Items may be approved with a single motion without a public hearing, unless removed from the consent agenda and placed in the regular agenda order.

CONSENT - ITEMS FOR WITHDRAWAL

CONSENT - ITEMS FOR DEFERRAL

14, 15, 16

CONSENT - ITEMS FOR APPROVAL

REGULAR AGENDA

Items will require approval by the Metropolitan Council unless otherwise noted.

THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL

2. **PA-17-18 2671 Brightside Drive**
To amend the Comprehensive Land Use Plan from Residential Neighborhood to Compact Neighborhood on property located on the south side of Brightside Drive, to the west of Harwich Drive, on Lot M-1 of the Little Valverde property. Section 65, T7S, R1W, GLD, EBRP, LA (Council District 3 - Loupe)
PLANNING STAFF FINDINGS: Recommend approval, based upon review of the area in a greater level of detail and compatibility with surrounding higher intensity land use designation
Related to Case 72-18
[Application](#) [Staff Report](#)

3. **Case 72-18 2671 Brightside Drive**
 To rezone from Single Family Residential (A1) to Limited Residential (A3.2) on property located on the south side of Brightside Drive, to the west of Harwich Drive, on Lot M-1 of the Little Valverde property. Section 65, T7S, R1W, GLD, EBRP, LA (Council District 3 - Loupe)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Comprehensive Plan Amendment is approved, being compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#)
4. **PA-18-18 3901, 3971, 4035, 4065, and 4179 Hollywood Street**
 To amend the Comprehensive Land Use Plan from Institutional and Residential Neighborhood to Compact Neighborhood on property located on the north side of Hollywood Street, east of Plank Road, on Lots 10 thru 18 of the Maurice Place Subdivision, and Lots 3-A, A, and B of the M.C. Hausey Tract. Section 39 and 62, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green)
PLANNING STAFF FINDINGS: Recommend approval, based upon review of the area in a greater level of detail and compatibility with adjacent higher intensity land use designation to the west
Related to Case 78-18
[Application](#) [Staff Report](#)
5. **Case 78-18 3901, 3971, 4035, 4065, and 4179 Hollywood Street**
 To rezone from Single Family Residential (A2) to Limited Residential (A3.1) on property located on the north side of Hollywood Street, east of Plank Road, on Lots 10 thru 18 of the Maurice Place Subdivision, and Lots 3-A, A, and B of the M.C. Hausey Tract. Section 39 and 62, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning if the companion Comprehensive Plan Amendment is approved, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
Related to PA-18-18
[Application](#) [Staff Report](#)
6. **PA-19-18 18900-19000 Und and 19019 Hoo Shoo Too Road**
 To amend the Comprehensive Land Use Plan from Agricultural/Rural to Residential Neighborhood on property located on the north side of Hoo Shoo Too Road, to the west of South Vignes Road, on Tract D and Lot 6-A of the Joseph Heard Tract. Section 40, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Recommend approval, based upon review of the area in a greater level of detail and compatibility with adjacent higher intensity land use designation
Related to S-11-18
[Application](#) [Staff Report](#)
7. **S-11-18 Clark's Ferry**
 A proposed major subdivision of property located on the north side of Hoo Shoo Too Road, to the west of South Vignes Road, on Tract D and Lot 6-A of the Joseph Heard Tract. (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration, if the companion Comprehensive Plan Amendment is approved
Related to PA-19-18 and requires Planning Commission approval only
[Application](#) [Staff Report](#)

8. **Case 74-18 7856, 7920 and 7940 Florida Boulevard**

To remove from the Florida Boulevard Urban Design Overlay District (UDOD6) the property located on the south side of Florida Boulevard, east of Lobdell Avenue on a portion of Lot 15-A, and Lot 16-B and E-1 of the Goodwood Homesites Subdivision. Section 83, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)

PLANNING STAFF FINDINGS: Staff certifies the proposed request is consistent with the Comprehensive Plan and conforms to the intent of the UDOD given the existing landscape area within the south side of the right away of Florida Boulevard

[Application](#) [Staff Report](#)

9. **Case 75-18 5588 Hooper Road**

To rezone from Single Family Residential (A2) to Neighborhood Commercial (NC) on property located on the south side of Hooper Road, east of Plank Road, and west of Mickens Road, on Lot 13 of the Monterey Subdivision. Section 89, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

[Application](#) [Staff Report](#)

10. **Case 76-18 15053 Perkins Road**

To rezone from Rural to Light Commercial (LC1) on property located on the northeast side of Perkins Road, west of Pecue Boulevard, on Lot 1 of the C. H. Haynes Tract. Section 49, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

[Application](#) [Staff Report](#)

11. **Case 77-18 4385 Government Street**

To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (Bars and lounges) (C-AB-2) on property located at the northwest quadrant of the intersection of Government Street and Wiltz Drive, on a portion of Lots 14 and 15 of Suburb Bauman Subdivision. Section 81, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

[Application](#) [Staff Report](#)

12. **Case 80-18 9770 Bluebonnet Boulevard**

To rezone from Light Commercial (LC1) to Commercial Alcoholic Beverage (Restaurant) (C-AB-1) on property located on the west side of Bluebonnet Boulevard, to the south of Highland Road, on a portion of Lot 6-A of the Highland Estates Subdivision. Section 70, T8S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

[Application](#) [Staff Report](#)

THESE ITEMS REQUIRE ONLY PLANNING COMMISSION APPROVAL AND WILL NOT GO ON TO COUNCIL FOR ACTION

13.

PUD-5-07 The Grove Concept Plan Revision 3

To realign Dawson Creek and redistribute land uses components within existing PUD boundary on property located on the south side of Interstate 10, east of Mall of Louisiana Boulevard, on Tracts WG-2A, WG-2B-1, WG-2B-2-A, WG-2B-2-B, WG-2C, WG-2D, WG-2E-1, WG-2E-2, WG-2F, WG-R, and ROW-1 of The Grove Subdivision and Tracts A and 1 of Morning Glen Subdivision. Section 58, 59, & 60 T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request will meet the minimum criteria for a major site change in a Planned Unit Development, being consistent with the comprehensive plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

[Application](#) [Staff Report](#) [Plans](#)
14.

CONSENT FOR DEFERRAL SS-8-18 Henry Rivers Property

A proposed small subdivision with a private street on property located on the east side of Samuels Road and south of Flonacher Road, on a 9.211 Acre Tract of the Henry Rivers Property. (Council District 1 - Welch)

Deferred to December 10 by Councilperson Welch

[Application](#)
15.

CONSENT FOR DEFERRAL SS-7-18 Tomie Kendrick Property

A proposed small subdivision with a private street on property located on the west side of Liberty Road and south of Stoney Point Burch Road, on Tract B-1-A-1-A-1-A of the Tomie Kendrick Property. (Council District 1 - Welch)

Deferred to December 10 by the Planning Director

[Application](#)
16.

CONSENT FOR DEFERRAL SS-9-18 Commercial Avenue Extension

A proposed commercial subdivision of property located on the north side of Commercial Avenue, on Tracts X-1-B-1-A, X-1-B-2-A, X-4-A, X-5, and the Laurence Brook Tract. (Council District 9 - Hudson)

Deferred to December 10 by the Planning Director

[Application](#)
17.

SP-17-18 The Lofts at Dawson Park (8600-8700 UND Summa Avenue)

A proposed multi-family residential development with over 100 units located on south side of Summa Avenue, north of Picardy Avenue, on Lot B-1-A of the Lawrence Messina Property. (Council District 11 - Watson)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration

[Application](#) [Staff Report](#) [Plans](#)

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN